184.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,900 / 772,900
					USE VALUE:	772,900 / 772,900
					ASSESSED:	772,900 / 772,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALAIS LAIR CAMPOS &
Owner 2:	VILARINO FERNANDA FERNANDES
Owner 3:	
Street 1:	15 CAMPBELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALAIS LAIR CAMPOS -
Owner 2:	-
Street 1:	15 CAMPBELL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,151 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2090 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6151.000	345,400	4,300	423,200	772,900
Total Card	0.141	345,400	4,300	423,200	772,900
Total Parcel	0.141	345,400	4,300	423,200	772,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.81 | /Parcel: 369.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123734

GIS Ref

GIS Ref

Insp Date 07/22/16

!14303!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,400	4300	6,151.	423,200	772,900	772,900	Year End Roll	12/18/2019
2019	101	FV	257,400	4400	6,151.	423,200	685,000	685,000	Year End Roll	1/3/2019
2018	101	FV	257,400	4400	6,151.	356,700	618,500	618,500	Year End Roll	12/20/2017
2017	101	FV	257,400	4400	6,151.	326,400	588,200	588,200	Year End Roll	1/3/2017
2016	101	FV	199,200	1900	6,151.	278,100	479,200	479,200	Year End	1/4/2016
2015	101	FV	194,200	2000	6,151.	241,800	438,000	438,000	Year End Roll	12/11/2014
2014	101	FV	194,200	2000	6,151.	223,700	419,900	419,900	Year End Roll	12/16/2013
2013	101	FV	194,200	2000	6,151.	212,800	409,000	409,000		12/13/2012

PRINT

Date	Time
12/11/20	04:09:58

LAST REV

Date	Time
07/26/17	09:00:11

danam

14303

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALAIS LAIR CAM	66675-281		1/15/2016	Convenience	1	No	No		
ACCARDO JAMES M	65799-197		7/27/2015		550,000	No	No		
DOUCETTE PAUL L	56032-385		12/10/2010		392,000	No	No		
	11191-178		8/16/1966		24,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2017	717	Solar Pa	11,088	C				
12/1/2015	1847	Addition	60,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Meas/Inspect	DGM	D Mann
7/13/2016	External Ins	DGM	D Mann
7/13/2016	Permit Visit	DGM	D Mann
5/10/2016	Sales Review	PT	Paul T
10/16/2008	Meas/Inspect	163	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123734
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6151		Sq. Ft.	Site		0	70.	0.98	7									423,173						423,200	

Total AC/HA:	0.14121	Total SF/SM:	6151	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	423,173	Spl Credit		Total:	423,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22502732
Const Adj.:	0.99989998
Adj $ / SQ:	153.113
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424311
Depreciation:	78922
Depreciated Total:	345389

COMMENTS

SCUTTLE INSIDE ORIGINAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

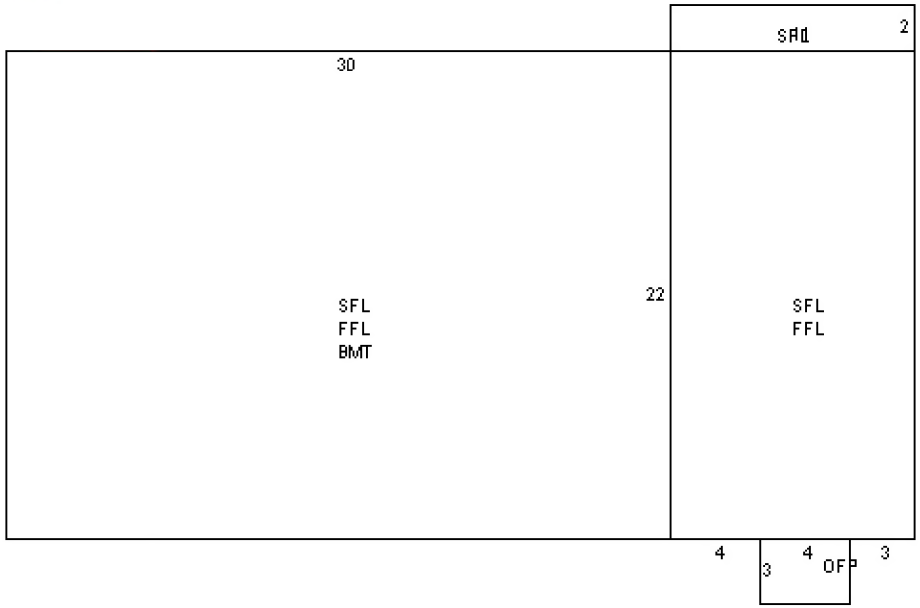
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.11
Special Features:	0	Val/Su Net:	138.27
Final Total:	345400	Val/Su SzAd	189.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	924	153.110	141,477
FFL	First Floor	902	153.110	138,108
BMT	Basement	660	57.880	38,199
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,498			Total:	318,312
Size Ad	1826	Gross Are	2498	FinArea	2090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	10X20	A	AV	2000	25.25	T	15.2	101			4,300			4,300
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300